

MEMORANDUM

JANUARY 7, 1982 - public hearing;
taken under advisement
JANUARY 21, 1982 - revised

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: PROPOSED AMENDMENT TO DEVELOPMENT PLAN FOR
PLANNED DEVELOPMENT AREA NO. 10 - THE BRIGHAM
AND WOMEN'S HOSPITAL, INC., FRANCIS STREET
IN THE FENWAY

SUPPLEMENTAL INFORMATION:

In the attached letter dated January 12, 1982, from Mr. L. Edward Lashman, Director of External Projects of Harvard University to Dr. William Hassan of Brigham and Women's Hospital, Mr. Lashman reaffirms that the monitoring of down-wash data is an ongoing process that will be automatically recorded and reported to DEQE as it occurs both while the research building is being constructed and after it has been built. Mr. Lashman further assures Dr. Hassan that the MASCO plant will immediately cut back operation once the DEQE-approved levels are exceeded.

The Brigham and Women's Hospital, Inc. (BWH), successors to Affiliated Hospitals Center, Inc., requests that its Development Plan, adopted by this Board on October 21, 1976, be amended to permit the construction of two new buildings in the "Old Peter Bent Area" portion of the Planned Development Area, including an Ambulatory Service Building II (ASB II) to be erected adjacent to the ambulatory building portion of the new hospital now under construction on Francis Street, and a Research Building to be erected on Shattuck Street between the Peter Bent Brigham Hospital Surgical Building, Building B, and the existing Medical Research Building.

The original Development Plan anticipated future development on the part of the PDA parcel designated as the "Old Peter Bent Area". The land to be occupied by the new structures is shown on the attached plan.

The zoning exceptions that will be required for the construction of the two buildings are listed on the attached Fact Sheet.

The Urban Design Department's review of the dimensional deviations has found them acceptable in view of the relationship of the buildings to the overall medical area neighborhood. Some of the deviations may be corrected or reduced through future demolition. BWH has indicated that Ward C will be demolished within ten years.

The two buildings are the subject of a "Draft and Final Environmental Impact Report for Ambulatory Services Building II and AHC Research Building" prepared by HMM Associates, Inc., which was approved by the Massachusetts Executive Office of Environmental Affairs on March 5, 1980. Prior to this approval the Authority's staff reviewed this report and in general found that the report adequately assessed the environmental impact of the proposed buildings. It is recommended that the Authority find that the project will not cause significant environmental damage, and in particular that the Authority make the following findings:

Findings Concerning Environmental Impact

The Authority finds that the project will not adversely affect: recreational areas; areas of important aesthetic or scenic value; unique or man-made features; historical or archaeological structures or sites; potential use, extraction or conservation of scarce natural resources; rare or endangered wildlife, fishlife or plantlife; or fresh or salt water beaches or wetlands. The project is not in a flood plain and will not eliminate agricultural land. Any potentially hazardous materials, arising from hospital operations, will be disposed of off-site by approved procedures. Emissions to the air from the buildings, the location of the buildings, and the handling of sewerage, rubbish and other wastes will not be such as to cause harmful effects on air or water resources. The new buildings are not expected to create much new traffic, as the doctors' offices in ASB II will provide space for doctors who are now located in the "Remaining Old Peter Bent Area" or in the immediate neighborhood. Most of the future occupants of the Research Building are currently employed within the Planned Development Area or in the adjacent Harvard Medical School property. As shown on the Fact Sheet, about 1,700 parking spaces are available in the vicinity, most of which are reserved for BWH staff and employees, with 400 turnover parking spaces for patients and visitors. The project, in its institutional setting, will not generate excessive noise. Impacts during the construction phase will be such as flow necessarily from the construction of a facility of the size involved.

Determination of Need Applications were granted for the Research Building in May of 1980 and for ASB II in August of 1980.

Staff and Community Review

This application for an amendment to the Development Plan for Planned Development Area No. 10 has been reviewed by the Authority staff and the Neighborhood Development Agency, and five meetings have been held with community groups.

I recommend that the Authority approve the attached Amendment to the Development Plan for Planned Development Area No. 10, requested by The Brigham and Women's Hospital, Inc. Appropriate votes follow:

VOTED: That in connection with the Amendment to the Development Plan for Planned Development Area No. 10, requested by The Brigham and Women's Hospital, Inc. (formerly Affiliated Hospitals Center, Inc.), for the addition of two new structures on the portion of the map of said Plan originally designated as "Old Peter Bent Area", the Boston Redevelopment Authority finds that said Amendment

- (1) conforms to the General Plan of the City of Boston as a whole;
- (2) contains nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare; and
- (3) does adequately and sufficiently satisfy all other criteria and specifications for a Planned Development Area sub-district designation, as set forth by the Zoning Code of the City of Boston as amended;

and further

VOTED: That pursuant to the provisions of Article 3, Section 1A, of the Zoning Code of the City of Boston, as amended, the Boston Redevelopment Authority hereby approves the Amendment to the Development Plan for Planned Development Area No. 10, which Amendment consists of a written document dated January 21, 1982, entitled "Amendment to Development Plan for Planned Development Area No. 10, The Brigham and Women's Hospital, Inc., Francis Street, Roxbury" and of nineteen plans incorporated therein;

and further

VOTED: That the Boston Redevelopment Authority hereby makes and incorporates herein the "Findings Concerning Environmental Impact", set forth in the Director's memorandum to the Authority dated January 21, 1982, and further that it is hereby found and determined that the proposed project will not result in significant damage to, or impairment of the environment, and further that all practical and feasible measures have been taken and are being utilized to avoid or minimize damage to the environment;

and further

VOTED: That the Boston Redevelopment Authority hereby authorizes the Director to certify, in the name of the Authority, that plans submitted to the Building Commissioner in connection with this Amendment to the Development Plan are in conformity with the said Amendment, authorizes the Director to execute in the name and on behalf of the

Authority an amendment to the cooperation agreement to carry out said Amendment to the Development Plan, and authorizes the Director to petition the Zoning Commission of the City of Boston for approval of the "Amendment to Development Plan for Planned Development Area No. 10, The Brigham and Women's Hospital, Inc., Francis Street, Roxbury", dated January 21, 1982;

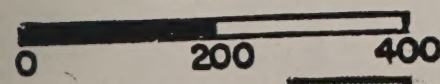
and further

VOTED: That in reference to Petitions Z- , to be brought by The Brigham and Women's Hospital, Inc., for exceptions under Article 6A for three conditional uses and for dimensional deviations for floor area ratio, front, side and rear yards, setback of parapet and off-street loading, in an H-3-D district, to accommodate the construction of a 16-story research building and an ambulatory services and doctors' offices building that is four stories with another story, partially below grade, the Boston Redevelopment Authority recommends that the Board of Appeal approve said exceptions provided that the Zoning Commission has approved the Amendment to the Development Plan for Planned Development Area No. 10 which is adopted by the Authority today and with the proviso that final plans be submitted to the Authority for design review to ensure that the plans are consistent with the plans previously approved by the Authority, and authorizes the Director to certify to the Board of Appeal that the exceptions requested are in conformity with the Development Plan for Planned Development Area No. 10 as amended by the said Amendment.



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P.D.A. AREA ROXBURY
PLANNED DEVELOPMENT
AREA**

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OLD & NEW AREA

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